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HOUSING & URBAN DEVELOPMENT DEPARTMENT

NOTIFICATION

The 15th November, 2025

No.27581-HUD-TP-POLICY-0005/2020/HUD.—Whereas the draft of the Odisha Development Authorities (Planning and Building Standards) Amendment Rules, 2023 was published as required under section 125 of the Odisha Development Authorities Act,1982 (Odisha Act 14 of 1982) in the Extraordinary issue of the *Odisha Gazette* No.4363 , dated the 10th October, 2025 under the Notification of the Government of Odisha in the Housing and Urban Development Department No.23990-HUD-TP-POLICY-0005-2020/HUD., dated the 10th October, 2025 inviting objection and suggestion from all persons likely to be affected thereby, till the expiry of a period of 15 days from the date of publication of the said notification in the *Odisha Gazette.*

And whereas objections and suggestions received in respect of the said draft before the expiry of the period so specified have been duly considered by the State Government;

Now, therefore, in exercise of the powers conferred by section 123 of the said Act, the State Government do hereby make the following rules to amend the Odisha Development Authorities (Planning and Building Standards) Rules,2020, namely: -

1. Short title, extent and commencement.—(1)These rules may be called the Odisha Development Authorities (Planning and Building Standards) Third Amendment Rules, 2025.

(2) They shall extend to all the "development areas" which are so declared under sub-section (1) of section 3 of the Odisha Development Authorities Act, 1982.

(3) They shall come into force on the date of their publication in the *Odisha Gazette*.

2. In the Odisha Development Authorities (Planning and Building Standards) Rules, 2020 (hereinafter referred to as the said Rules), in sub-rule (1) of rule 2, for clause (cxvi), following clause shall be substituted, namely.-

"**residential building**" means a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining or both facilities and includes one or two or multi-family dwelling dormitories, apartment houses, flats and hostels; and shall include Detached individual house, Semi-detached individual house, Row housing, Apartment Building, Service Apartment, Rental Housing, Professionals' residence, Staff housing/Staff quarters, Service quarters, Workers' quarters, Industrial housing, Dormitory for workers / Labour colonies, Transit home, Residential Club, Homestay, Bread & Break Fast, Paying Guest Accommodation, Hostel, Hostels for students/working men/ women, Dormitory, Guest House, Dharamshala, Boarding House associated with Insitutional purpose, Welfare Home (Night shelter/Old age home / Orphanage/Adult Day Care Home/Home For The Aged/Home For The Differently-abled/Community residence center/Senior care centre/Hostel for Autistic persons/Maternity Waiting Homes)"

3. In the said rules, in rule 8, for sub-rule (2) for clause (vi), following clause shall be substituted, namely.-

"(vi) Charges for Purchasable Floor Area Ratio (FAR).—Charges for Purchasable FAR for 1 Square meter of built-up area shall be equivalent to 1/4th of the benchmark value of 1 Square meter of land area.

Note.—(a) where the project is having multiple plots with multiple benchmark values, the benchmark value shall be taken as the weighted average of benchmark value of all plots,

(b) Seventy-five percent (75%) of the amount received towards Purchasable FAR shall be deposited in the Comprehensive Development

Plan Infrastructure Development Fund (CIDF) of the Authority, and the remaining twenty-five percent (25%) shall be deposited in the general account of the Authority.

(c) The amount to be refunded towards incentives for green buildings as provided under sub-rule (2) of Rule 51 shall be made from the Authority's general account in which the aforesaid twenty-five percent (25%) of the Purchasable FAR amount has been deposited.

4. In the said rules, after Rule 15, following rule shall be inserted, namely.—

"(15A) Revalidation of Permission.- Every permission granted under Section 16 of the Act shall remain valid as prescribed under Section 20 of the Act. However, the permission shall be revalidated before the expiry of the said period on payment of such fee as prescribed under the ODA (Common Application Form) Rules, 2016, and such revalidation shall remain valid for a further period of two years."

5. In the said Rules, the rule 27, shall be substituted, namely.—

"27. Uniform Zoning Rules.—(1) In the Development Plan, various Land Use Zones (LUZ) are delineated with their respective boundaries, and such zones shall be regulated in accordance with the provisions contained in Table No. 3A and 3B. Any existing zoning regulations applicable to the said Land Use Zones and prescribed under the Zoning Regulations of the respective Development Authorities shall stand superseded from the date of commencement of these amendment rules:

Provided that, where the Development Plan indicates any land use other than that provided in Table No. 3A or 3B, the development within such land use zones shall be regulated in accordance with the provisions of the zoning regulations prescribed in the respective Development Plan and regulations.

(2)Except as otherwise provided, no structure or land hereinafter shall be

used, and no structure shall be erected, re-erected or altered, unless such use is in conformity with the applicable zoning rules or regulations, as the case may be, and the provisions of these rules.

(3)In cases where a layout plan has been approved and specific land uses have been assigned to various plots therein, such land uses shall be adhered to, unless any such use falls under the prohibited category specified in the applicable zoning rules or regulations, as the case maybe, for the respective Land Use Zone (LUZ).

(4)Without prejudice to any other law for the time being in force, all places of worship, temples, churches, mosques, burial and cremation ground, public utility buildings and industrial buildings as existing on the date of notification for inclusion of the area under the Development Area as notified under Section 3 of the Act, shall be exempted from being treated as non-conforming uses:

Provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time for consideration of such cases:

Provided further that, in respect of all non-conforming land uses existing prior to the inclusion of the area within the Development Area, no expansion shall be permitted; and at the time of redevelopment, the zoning rules or regulations, as the case maybe, in force on the date of such application submitted under Section 16 of the Act, shall apply."

6. In the said Rules, after Rule 27, the following rules shall be inserted, namely.—

"27A. Different use of land.—(1) Permission for different uses in different land use zone shall be permitted as prescribed in Table No.3A & 3B.

(2) The permissiblity of any activity in any Land Use Zone prescribed in the Comprehensive Development Plan shall be decided in accordance with Table No. 3A and 3B.

(3) The Table No. 3A shall apply to those Land Use Zones where only a negative list of activities has been prescribed, and all activities that are not included in the said negative list shall be deemed to be permitted. The purpose of prescribing a Negative List of activities is to regulate land use and development by specifying activities that are prohibited or restricted, while allowing all other activities that are not expressly prohibited, thereby achieving Ease of Doing Business. This negative-only list approach ensures flexibility, reduces unnecessary regulatory barriers, and enables compatible, contemporary, and innovative land-use practices within each zone, subject to compliance with building norms, environmental safeguards, and other statutory provisions.

Provided that, the Authority and the State Government shall monitor, from time to time, whether any unforeseen activities hazardous to public safety, health, or orderly urban development have been allowed as a result of the negative-list-based regulatory framework, and may notify additional prohibitions, as required, to ensure public safety, health, and orderly urban development.

(4) The Table No. 3B is applicable for such Land Use Zones, where activities are either 'Permitted' or 'Permissible on recomendation of DP&BP Committee' or 'Prohibitted' and such activities are placed under coloumn (c), (d) and (e) of the said Table, respectively:

Provided that, permission for different uses placed under coloumn (c) shall be accorded outrightly in the different zones as described in Table No.3B; and permission for different uses described in column (d) of the Table No.3B shall be accorded on special consideration by the DP and BP Committee and reasons for such consideration shall be recorded in writing:

Further provided that, the State Govt may prescribe terms and conditions including levy of fees and charges, for guidance of the committee for consideration of such cases placed under column (d).

(5)The activities specified in column (e) of the Table No.3B shall not be

permitted in the areas reserved for particular uses.

(6)The purposes which are not specified in column (c), column (d) and column (e) of the Table No.3B shall be interpreted by the DP and BP committee on basis of such analogous entries in these columns.

(7) In case of Transit Oriented Zone (TOZ) and Mixed Use Overlay Zone notified under these rules, where a negative list of activities is provided for such areas, the provisions of Table No. 3A and 3B shall not be applicable. In such areas, all activities shall be permissible in all cases except those explicitly prohibited under the applicable negative list provided therein.

(8)Developments may be permitted on recommendation of DP and BP Committee in the open space LUZ if the following conditions are satisfied along with other conditions of these rules, namely:—

(i) the land is a stitiban land and is not a leasehold land;

(ii) the coverage is not more than 50%;

(iii) the height is not more than 7.0 meters; and

Provided that if applicant reserves 40% of the area as public open space then the above said restrictions shall not apply:

Provided further that such 40% public open space shall be surrendered by way of free gift to the Authority for development of community space, public park, playground etc.:

Provided also that the Competent Authority shall have the discretion to combine two or more such surrendered plots of land to form one large contiguous plot of land and may also allow exchange of such surrendered plots with other landowners in similar land use zones so as to form a contiguous bigger plot of land for public use after such

reservation. In this process, principles followed for the purpose of implementation of Town Planning Scheme shall be taken into consideration.

(9)Subject to the provisions contained in Rule 20 of Odisha Development Authorities (Planning and Building Standards) Rules, 2020, the following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan, namely:—

(i) the maximum height of the building shall not exceed 15 meters; and

(ii) all proposals for development over an area of more than 500 square meter or ten meter height or both shall only be considered on recommendations of the DP and BP committee with representation from the Archaeological Survey of India and the Odisha State Archaeology.

(10)Subdivisional Layouts shall be permitted in Environmentally Sensitive Zone , if the following conditions are satisfied along with other conditions of these rules, namely:—

(i) the minimum size of the project site shall be more than 2 Ha;

(ii) the minimum width of approach road as required under ODA (P&BS) Rules, 2020 shall not be less than 12 meters;

(iii) no relaxation on required width of approach road specified for subdivisional layouts shall be permitted;

(iv) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department.

(v) Notwithsatnding anything to the contrary to the provisions specified in this rule all other conditions applicable for Subdivisional layout under ODA (P&BS) Rules, 2020 shall be applicable.

(11) Construction of building shall be permitted in Environmentally sensitive Zone, if the following conditions are satisfied along with other conditions of these rules, namely:—

(i) the minimum size of the project site shall be 4000 square meters;

(ii) the minimum width of approach road shall be 12 meters;

(iii) the maximum coverage shall not exceed 40% of the area;

(iv) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department;

(v) approval of building plan on a sub-plot within such sub-divisional layout which has been approved as per the provisions prescribed under sub-rule (8) shall be considered as per provisions of ODA (P&BS) Rules, 2020 without the restrictions specified under Clause (i) to (iv) above.

(12) Notwithstanding anything contained in these rules and without prejudice to any other law for the time being in force, construction of building shall be permitted in Road use zone proposed in the Comprehensive Development Plan, in pursuant to provisions of Section 121 of the ODA Act, 1982, subject to the fulfilment of the following conditions in addition to other applicable conditions of these rules along with other conditions of the Rules/Regulations framed under the Act, namely.-

(i) The activity shall be permitted considering the adjacent land use proposed in the Development Plan geographically closest to the said land,

(ii) No basement shall be permitted,

(iii) Maximum height shall not be more than 7 meters,

(iv) Maximum Ground Coverage shall be 50%,

(v) The Road use zone as defined in the Comprehensive Development Plan, shall be considered as "No TDR Zone" in pursuant to the provisions prescribed under Sub-rule (7) of Rule 8 of the Odisha Transferable Development Rights Rules, 2015,

(vi) The grant of approval under this sub-rule shall not be construed as a matter of right or protection against compulsory acquisition of the land by any competent authority at any subsequent point of time:

Provided that, where any land has been reserved for a public purpose, the landowner may, after the expiry of ten years from the date of coming into operation of the Comprehensive Development Plan, serve a notice upon the State Government in **Form-VII**, requiring that his interest in such land be acquired, in exercise of the provisions under Section 121 of the Act.

Table No. 3A: Negative List of Activites in different Land Use Zones			
Sl. No	LUZ	List of Prohibited Activities	
(a)	(b)	(c)	(d)
1	**Residential Use Zone**	Retail Commercial & Business	Bars and Cocktail Lounges, Club & Pubsshall not be permissible on road width of less than 30mt.
			Showroom (Car/Bike) and Multiplex / Cinema Hallsshall not be permissible on road width of less than 24mt.
			Hypermart/Supermarket, Building Materials Shop, Automobile Service Shops / Automobile Parts and Supplies shop, Car Wash Boat Dealers (Resellers, Repair, and Leasing)shall not be permissible on road width of less than 18mt.

			Liquified Petroleum Gas (LPG) Distribution Shopsshall not be permissible on road width of less than 12mt.
			Milk Distributing Stations, Bicycles (New / Used) Shop LPG / CNG Gas Appliances and Tours & Travel Agencyshall not be permissible on road width of less than 9mt.
			All other Retail Commercial use not specified above shall not be permissible unless the following conditions are complied with:— a) For roads of 6 metres width, the carpet area shall not exceed 10 sq. m.; b) For roads of 9 metres width, the carpet area shall not exceed 40 sq. m.; c) For roads of 12 metres width, the number of floors having Retail Commercial use shall not exceed one; d) For roads of 18 metres width, the number of floors having Retail Commercial use shall not exceed two; e) For roads of 24 metres width, the number of floors having Retail Commercial use shall not exceed three; f) For roads of 30 metres width and above, no restriction shall apply on Retail Commercial use/activity.
		Wholesale Commercial	All types of Wholesale Commercial activities
		Storage	All types of storage building except dark Storage. Dark Storage shall not be permissible on road width of less than 18 mt and the built-up area shall not exceed 500 sq. m.
		Institutional (Community Facility)	Burial Ground, Cemetery and Mortuaries (outside hospital premises)
			Banquet Hall, Marriage Hall, Burning Ground and Crematoria/Funeral Homes shall not be allowed on road width of less than 24 mt.
			Private Clubs and Gymkhanas shall not be permissible on road width of less than 18 mt.
			Child Care Centre and Day Care Centre shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Public Toilets / Public Bath shall not be allowed on road width of less than 9 mt.
		Institutional (Cultural)	Concert hall shall not be permissible on road width of less than 30 mt.
			Assembly Hall, Auditorium, Town Hall, Meeting Hall, Theatres, Public Assembly Premises, Convention Centre, Exhibition Hall, Planetarium / Museum / Science Park, Fair/ Mela/ Exhibition ground, Circus and Pandal shall not be permissible on road width of less than 24 mt.
			Civic and Cultural Centres, Arts Centre and Science Centre shall

			not be permissible on road width of less than 24 mt.
			Religious Buildings, Spiritual Centres, Religious Welfare Institutions, Religious School/Institute shall not be permissible on road width of less than 12 mt. and the built-up area shall not exceed 1000 sq. m.
		Institutional (Health)	Hospital for Infectious Diseases
			Hospital, Medical College, Medical Research Centre and Nursing Institutes/ College shall not be permissible on road width of less than 30 mt.
			Small Hospital (20 bed and up to 50 beds), Mental Hospital, Facility for Mentally Retarded Persons and Biomedical & Medical Research Lab shall not be permissible on road width of less than 18 mt.
			Critical Care Centre shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 1000 sq. m.
			Clinics, Polyclinic, Dispensaries, Nursing Homes, Health Centres, Non-bedded Medical Establishments, PHC, CHC and Veterinary Hospitals/ Clinics shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
		Institutional (Educational & Research)	College (Technical / Medical / Degree), Polytechnic/Engineering College, University, Special Training School, Technical/Management/Research Institution and Industrial Training Centre/Institute shall not be permissible on road width of less than 30 mt.
			Vocational Training Institute and Skill Development Centre shall not be permissible on road width of less than 24 mt.
			Driving School, Research / Experimental / Testing Laboratories (Non-hazardous), Weather Research Centre, Astronomical / Astrophysical Facility / Project shall not be permissible on road width of less than 18 mt.
			Educational & Health Care Counselling Centre shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 1000 sq. m.
			Creche, Anganwadi and Nursery School shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Private Coaching Classes shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 100 sq. m.

		Institutional (Administrative)	Foreign Missions, Embassies, Consulates, Police Lines, Civil Defence Centre, Fire Aid Post, Fire Station, Broadcasting, Radio & Television Centre, Foreign Trade Mission, Trade Centre shall not be permissible on road width of less than 18 mt.
			Air Quality Monitoring / Weather Observatories shall not be permissible on road width of less than 12 mt.
			Panchayat Office / Local Self-Government Office, Police Box / Police Post / Police Chawkishall not be permissible on road width of less than 9 mt.
			Govt. Offices/ ULB / Semi-Govt. Sub-office / Quasi-Govt. Offices shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Post Office & Telegraph Office, Telephone Office, Exchange Centre shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 100 sq. m.
		Public Utility	Effluent Treatment Plant (ETP - Non-Industrial) and Sanitary Landfill / Solid Waste Dumping Ground
			LPG Storage and Distribution Depots (Non-Hazardous Scale) shall not be permissible on road width of less than 30 mt.
			Gas Pipeline Networks Control Room and Internet Data Centres shall not be permissible on road width of less than 18 mt.
		Transport	Workshops for Private Buses
			Workshops for Public Buses (Govt.) shall not be permissible on road width of less than 30 mt.
			Metro / Railway Stations shall not be permissible on road width of less than 18 mt.
			Bus Terminals / Depots (Public Sector) shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 5000 sq. m.
		Industry	Slaughter House, Meat Processing, Fish Processing Industry
			All industries except household industries and printing presses employing upto 10 persons. Note: The household industries shall not exceed one floor and number of manpower shall not be more than 08 persons and power usage not exceeding 5kW.
			IT & ITES shall not be permissible on road width of less than 12 mt.

(a)	(b)	(c)	(d)
2	**Retail Commercial and Business Use**	Wholesale Commercial	All types of Wholesale Commercial except Distribution & Logistics Hubs. Distribution & Logistics Hubsshall not be permissible on road width of less than 30 mt.
		Storage	Chemical Storage (Non-Hazardous / Hazardous), Dangerous Goods Storage Depot, Fuel / Petroleum Storage (Licensed), Fuel / Oil Storage for Transport Operations, Fuel Storage for Power Generation, Storage of Inflammable Commodities, Gas Storage (CNG / LPG), Container / Pallet Storage, Bonded Warehouse, Truck Terminal Storage Yard, Railway Freight Warehouse, Port Storage Area (Transit Shed / Container Yard), Airport Cargo Storage, Shipping Container Storage & Handling, Waste Storage Facility (Solid Waste Transfer Station), Hazardous Waste Storage (Utility Level) and Sewage Sludge / Treatment Plant Storage
			Distribution & Logistics Hubs, Warehouse Cluster / Logistic Park Storage Zone, Transit Warehouse, Cross-Docking Centre, Parcel / Courier Storage Facility, Automobile Storage / Showroom Stock Yard, Automobile Wholesale Depot / Wholesale Market for Auto Parts, Bus Depot Storage (Govt.), Metro / Rail Depot Material Store, Vehicle Holding Area /Parking Lot Storage shall not be permissible on road width of less than 30 meters.
			Renewable Energy Battery Storage Facilityshall not be permissible on road width of less than 18metres; and where located on roads of 18 metres to below 24metres width, the built-up area shall not exceed 300 sq. m.
			Spare Parts Storage, Wholesale Godown and Wholesale Trade Establishmentsshall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 500 sq. m.
		Institutional (Community Facility)	Burial Ground, Cemetery and Mortuaries (outside hospital premises)
			Banquet Hall, Marriage Hall, Burning Ground and Crematoria/Funeral Homes shall not be allowed on road width of less than 24 mt.
			Private Clubs and Gymkhanas shall not be permissible on road width of less than 18 mt.
			Child Care Centre and Day Care Centre shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Public Toilets / Public Bath shall not be allowed on road width

			of less than 9 mt.
		Institutional (Cultural)	Concert hall shall not be permissible on road width of less than 30 mt.
			Assembly Hall, Auditorium, Town Hall, Meeting Hall, Theatres, Public Assembly Premises, Convention Centre, Exhibition Hall, Planetarium / Museum / Science Park, Fair/ Mela/ Exhibition ground, Circus and Pandal shall not be permissible on road width of less than 24 mt.
			Civic and Cultural Centres, Arts Centre and Science Centre shall not be permissible on road width of less than 24 mt.
			Religious Buildings, Spiritual Centres, Religious Welfare Institutions, Religious School/Institute shall not be permissible on road width of less than 12 mt. and the built-up area shall not exceed 1000 sq. m.
		Institutional (Health)	Hospital for Infectious Diseases
			Hospital, Medical College, Medical Research Centre and Nursing Institutes/ College shall not be permissible on road width of less than 30 mt.
			Small Hospital (20 bed and up to 50 beds), Mental Hospital, Facility for Mentally Retarded Persons and Biomedical & Medical Research Lab shall not be permissible on road width of less than 18 mt.
			Critical Care Centre shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 1000 sq. m.
			Clinics, Polyclinic, Dispensaries, Nursing Homes, Health Centres, Non-bedded Medical Establishments, PHC, CHC and Veterinary Hospitals/ Clinics shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
		Institutional (Educational & Research)	College (Technical / Medical / Degree), Polytechnic/Engineering College, University, Special Training School, Technical/Management/Research Institution and Industrial Training Centre/Institute shall not be permissible on road width of less than 30 mt.
			Vocational Training Institute and Skill Development Centre shall not be permissible on road width of less than 24 mt.
			Driving School, Research / Experimental / Testing Laboratories (Non-hazardous), Weather Research Centre, Astronomical / Astrophysical Facility / Project shall not be permissible on road width of less than 18 mt.
			Educational & Health Care Counselling Centre shall not be permissible on road width of less than 12 metres; and where

			located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 1000 sq. m.
			Creche, Anganwadi and Nursery School shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Private Coaching Classes shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 100 sq. m.
		Institutional (Administrative)	Foreign Missions, Embassies, Consulates, Police Lines, Civil Defence Centre, Fire Aid Post, Fire Station, Broadcasting, Radio & Television Centre, Foreign Trade Mission, Trade Centre shall not be permissible on road width of less than 18 mt.
			Air Quality Monitoring / Weather Observatories shall not be permissible on road width of less than 12 mt.
			Panchayat Office / Local Self-Government Office, Police Box / Police Post / Police Chawkishall not be permissible on road width of less than 9 mt.
			Govt. Offices/ ULB / Semi-Govt. Sub-office / Quasi-Govt. Offices shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Post Office & Telegraph Office, Telephone Office, Exchange Centre shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 100 sq. m.
		Public Utility	Effluent Treatment Plant (ETP - Non-Industrial) and Sanitary Landfill / Solid Waste Dumping Ground
			Internet Data Centresshall not be permissible on road width of less than 18mt.
			Public Works Department (PWD) Storage Yards and Electrical / Water Maintenance Depotsshall not be permissible on road width of less than 12mt.
		Transport	Workshops for Private Buses
			Workshops for Public Buses (Govt.)shall not be permissible on road width of less than 30mt.
			Metro / Railway Stations (Passenger and Goods)shall not be permissible on road width of less than 18mt.
		Industry	Slaughter House, Meat Processing, Fish Processing Industryshall not be permissible on road width of less than 18metres; and where located on roads of 18 metres to below 24metres width, the built-up area shall not exceed 100 sq. m.
			IT & ITESshall not be permissible on road width of less than 12mt.

(a)	(b)	(c)	(d)
3	**Wholesale Commercial Use Zone**	Storage	Chemical Storage (Non-Hazardous / Hazardous), Dangerous Goods Storage Depot, Storage of Inflammable Commodities, Fuel / Petroleum Storage, Gas Storage (CNG / LPG), Hazardous Waste Storage, Sewage/Sludge Storage and Junkyard shall not be permitted other than Specifically Earmarked Space.
		Institutional (Community Facility)	Burial Ground, Cemetery and Mortuaries (outside hospital premises)
			Banquet Hall, Marriage Hall, Burning Ground and Crematoria/Funeral Homes shall not be allowed on road width of less than 24 mt.
			Private Clubs and Gymkhanas shall not be permissible on road width of less than 18 mt.
			Child Care Centre and Day Care Centre shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Public Toilets / Public Bath shall not be allowed on road width of less than 9 mt.
		Institutional (Cultural)	Concert hall shall not be permissible on road width of less than 30 mt.
			Assembly Hall, Auditorium, Town Hall, Meeting Hall, Theatres, Public Assembly Premises, Convention Centre, Exhibition Hall, Planetarium / Museum / Science Park, Fair/ Mela/ Exhibition ground, Circus and Pandal shall not be permissible on road width of less than 24 mt.
			Civic and Cultural Centres, Arts Centre and Science Centre shall not be permissible on road width of less than 24 mt.
			Religious Buildings, Spiritual Centres, Religious Welfare Institutions, Religious School/Institute shall not be permissible on road width of less than 12 mt. and the built-up area shall not exceed 1000 sq. m.
		Institutional (Health)	Hospital for Infectious Diseases
			Hospital, Medical College, Medical Research Centre and Nursing Institutes/ College shall not be permissible on road width of less than 30 mt.
			Small Hospital (20 bed and up to 50 beds), Mental Hospital, Facility for Mentally Retarded Persons and Biomedical & Medical Research Lab shall not be permissible on road width of less than 18 mt.
			Critical Care Centre shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 1000 sq. m.
			Clinics, Polyclinic, Dispensaries, Nursing Homes, Health

			Centres, Non-bedded Medical Establishments, PHC, CHC and Veterinary Hospitals/ Clinics shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
		Institutional (Educational & Research)	College (Technical / Medical / Degree), Polytechnic/Engineering College, University, Special Training School, Technical/Management/Research Institution and Industrial Training Centre/Institute shall not be permissible on road width of less than 30 mt.
			Vocational Training Institute and Skill Development Centre shall not be permissible on road width of less than 24 mt.
			Driving School, Research / Experimental / Testing Laboratories (Non-hazardous), Weather Research Centre, Astronomical / Astrophysical Facility / Project shall not be permissible on road width of less than 18 mt.
			Educational & Health Care Counselling Centre shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 1000 sq. m.
			Creche, Anganwadi and Nursery School shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Private Coaching Classes shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 100 sq. m.
		Institutional (Administrative)	Foreign Missions, Embassies, Consulates, Police Lines, Civil Defence Centre, Fire Aid Post, Fire Station, Broadcasting, Radio & Television Centre, Foreign Trade Mission, Trade Centre shall not be permissible on road width of less than 18 mt.
			Air Quality Monitoring / Weather Observatories shall not be permissible on road width of less than 12 mt.
			Panchayat Office / Local Self-Government Office, Police Box / Police Post / Police Chawkishall not be permissible on road width of less than 9 mt.
			Govt. Offices/ ULB / Semi-Govt. Sub-office / Quasi-Govt. Offices shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 500 sq. m.
			Post Office & Telegraph Office, Telephone Office, Exchange Centre shall not be permissible on road width of less than 9 metres; and where located on roads of 9 metres to below 12 metres width, the built-up area shall not exceed 100 sq. m.
		Public Utility	Effluent Treatment Plant (ETP - Non-Industrial) and Sanitary Landfill / Solid Waste Dumping Ground

			Gas Pipeline Networks Control Room and Internet Data Centres shall not be permissible on road width of less than 18 mt.
		Transport	Workshops for Buses (Private and Govt.) shall not be permissible on road width of less than 18 mt.
		Industry	Slaughter House, Meat Processing, Fish Processing Industry shall not be permissible on road width of less than 18 metres; and where located on roads of 18 metres to below 24 metres width, the built-up area shall not exceed 100 sq. m.
			All industries except household industries, printing presses employing upto 10 persons, non-polluting non-obnoxious light industries, Gas installation, Gas works. Note: The household industries shall not exceed one floor and number of manpower shall not be more than 08 persons and power usage not exceeding 5kW.
			IT & ITES shall not be permissible on road width of less than 12 mt.

(a)	(b)	(c)	(d)
4	**Public & Semi Public / Institutional Use**	Wholesale Commercial	All types of Wholesale Commercial except Distribution & Logistics Hubs. Distribution & Logistics Hubsshall not be permissible on road width of less than 30 mt.
		Storage	All types of storage building except dark Storage. Dark Storage shall not be permissible on road width of less than 18 mt and the built-up area shall not exceed 500 sq. m.
		Public Utility	Sanitary Landfill / Solid Waste Dumping Ground
			LPG Storage and Distribution Depots (Non-Hazardous Scale) shall not be permissible on road width of less than 30 mt.
		Transport	Workshops for Private Buses
			Workshops for Public Buses (Govt.)shall not be permissible on road width of less than 30mt.
			Bus Terminals / Depots (Public Sector) shall not be permissible on road width of less than 12 metres; and where located on roads of 12 metres to below 18 metres width, the built-up area shall not exceed 5000 sq. m.
		Industry	Slaughter House, Meat Processing, Fish Processing Industryshall not be permissible on road width of less than 18metres; and where located on roads of 18 metres to below 24metres width, the built-up area shall not exceed 100 sq. m.
			IT & ITESshall not be permissible on road width of less than 12mt.
5	**Industrial**	Industrial	No use/activity shall be prohibited.

Table No. 3B: Land Uses Permitted/Permissible/Prohibited in different Land Use Zones				
Sl. No	LUZ	Uses/Activities Permitted	Uses/Activities Permissible on recommendation of DP and BP Committee	Uses/Activities Prohibited
a	b	c	d	e
1	**Utility and Service Use Zone**	1. Post offices, Telegraph offices, public - utilities and buildings 2. Service industry 3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds 4. Radio transmitter and wireless stations, telecommunication centers, telephone exchange 5. Information/ Payment kiosk 6. Water supply installations 7. Sewage disposal works 8. Service stations 9. Cremation grounds and cemeteries/burial ground 10. Power plants/ electrical substation 11. Radio and television station 12. Fire stations	1. Warehouse/storage godowns 2. Health center for public and staff or any other use incidental to public utilities and services 3. Residential use 4. Truck terminals, helipads 5. Commercial use center 6. Institutional building	1. Use/activity not compatible to the land use 2. Heavy, extensive and other obnoxious, hazardous industries

a	b	c	d	e
2	**Open Space Use / Recreational Use Zone**	1. Specialized parks/ maidans for multipurpose use 2. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters 3. Commercial use of transit nature like cinemas, circus and other shows 4. Regional parks, district parks, playgrounds, children's parks 5. Open Parking areas, Caravan parks 6. Stadiums, 7. Shooting range, sports training center 8. Swimming pools 9. Botanical and Zoological garden, bird sanctuary 10. Green belts 11. Animal racing or riding stables 12. Open air cinemas/ theatre 13. Open air theater, theme parks, amphitheaters 14. Residential	1. Public assembly halls 2. Restaurants, picnic huts, holiday resorts 3. Entertainment and recreational complexes 4. Community hall, library 5. Residential club, guest house 6. Camping sites 7. Yoga and meditation centers 8. Commercial uses center 9. Special education areas 10. Institutional 11. Bus and railway passenger terminals 12. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff	1. Use/activity not compatible to the land use

a	b	c	d	e
3	**Transportation Use**	1. All types of roads 2. Way side shops and restaurants 3. Railway stations and yards 4. Airport 5. Bus stops and Bus and Truck Terminals 6. Taxi stands, auto stands, rickshaw stands, Ferry ghats 7. Institutional Use 8. Parking areas 9. Multi-level car parking 10. Filling stations, Transport offices, booking offices 11. Night shelter, boarding houses, 12. Banks, Restaurants 13. Commercial use 14. Workshops and garages 15. Automobile spares and services Godowns, 16. Warehouses, Storage depots 17. Loading and unloading platforms (with/without cold storage facility, weigh bridges) 18. Utility networks (drainage, sewage, power, telecommunications)	1. Authorized/ Planned Vending areas 2. Incidental/ ancillary residential use 3. Emergency health care centre 4. Tourism related project 5. All ancillary (complimentary) uses for above categories (subject to decision of the Authority)	1. Use/activity not compatible to the land use

a	b	c	d	e
4	**Agricultural and Allied Use Zone**	1. Agriculture and Horticulture 2. Parks and other recreational uses 3. Dairy and poultry farming, milk chilling center 4. Storage, processing and sale of farm produce 5. Agro Serving, agro processing, Agro business 6. Dwelling for the people engaged in the farm (rural settlement) 7. Farm houses and accessory buildings, 8. Country Homes 9. Afforestation	1. Houses incidental to this use. 2. Wayside shops and restaurants 3. Cottage industries 4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority 5. Burial and crematorium grounds. 6. Ice factory, cold storage 7. Service industries accessory to obnoxious and hazardous industry 8. Godowns and ware houses 9. Normal expansion of land uses only in the existing homestead land 10. Soil testing lab 11. Solid waste management sites, Sewage disposal works 12. Electric substation 13. Quarrying of gravel, sand, clay or stone 14. Building construction over plots covered under town planning scheme and conforming uses 15. Brick kilns and extractive areas 16. Eco-tourism, camping sites, eco-parks, eco	1. Use/activity not compatible to the land use 2. Heavy, extensive, obnoxious, noxious and hazardous industries 3. Any activity which is creating nuisance and is obnoxious in nature 4. For notified forest lands, only afforestation is permitted

a	b	c	d	e
			lodges, Special outdoor recreations (permissible by the Competent Authority)	

a	b	c	d	e
5	**Forest & Plantation Use Zone**	1.Plantation, Specialized parks. 2.Special ecology oriented recreational activities. 3.Botanical/zoological garden, bird sanctuary. 4.Picnic spots. 5. Public utilities and facilities such as police post, fire post.	1.Any other use/activity incidental to forest and plantation permitted .	1. Use/activity notspecifically related to forest and plantation.

a	b	c	d	e
6	**Water Bodies Use Zone**	1. Rivers, canals 2. Streams, water spring 3. Ponds, lakes, Reservoir 4. Wetland, Water logged/marshy area, aquaculture pond	1. Fisheries 2. Boating, water theme parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government. 3. Water based resort with special by-laws 4. Any other use/activity incidental to Water bodies Use Zone	1. Use/activity not compatible to the land use

a	b	c	d	e
7	**Special Heritage Zone**	1. Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASl/ State Archeology) 2. Heritage interpretation centre, art galleries and sculpture complex 3. Recreational, Theme Parks, 4. Archeological Parks/Gardens. 5. Amphitheatres, Open Air Museums 6. Residential and Public semi-public uses, Commercial activities 7. Educational and research Institutions 8. Auditorium social and cultural institutions, 9. Hospitals and health centers 10. Craft based cottage industries 11. Hotels, guest houses, lodges, resorts 12. camping sites, special training camps 13. Multi-Level Parking	1. Any other compatible use 2. Multiplex, Shopping Mall	1. Use/activity not compatible to the land use 2. Dumping ground 3. Sewerage Treatment Plant

a	b	c	d	e
8	**Special Area Zone**	1. Old built-up areas having mixed land use. 2. Areas of historical or archaeological monuments and architecturally important buildings. 3. Areas of scenic value and needs to be preserved without spoiling the Charachter by putting up various kinds of structures. 4.Village Settlements.	1.Any other use/activity incidental to Special Areas Use Zone is permitted.	1.Use/activity not specifically related to Special Areas Use Zone not permitted herein.

a	b	c	d	e
9	**Environmentally Sensitive Zone (ES)**	1. River side green areas, River front developments 2. Scenic value areas, Theme parks, yoga parks, sports centers and community recreational areas, 3. sculpture complex, 4. lagoons and lagoon resort, 5. water sports, 6. Art academy, 7. music pavilions 8. media centres, 9. food courts, 10. Parking areas, 11. visitor facilities 12. Existing village settlements, Existing residential or other uses 13. Boating , Picnic huts, Camping sites Special Training	1. Hospitals and health Institutions 2. Educational institutions including technical education and research institutes 3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping ground 4. Micro Composting Site 5. Apartment buildings having 100% stilt. 6. Plotted Developemt Scheme with minimum 2 Ha area 7. Development between river, stream, canal and the embankment with clearance of Water	1. Use/activity not compatible to the land use 2. Plotted Housing 3. Small industries or small institutions

		camps 14. Tourist and pilgrim related commercial activities, hotels and lodges 15. Non-polluting, agro-based and processing industries, Storage or Godowns for food grains	Resource Department or any other competent authority 8. International convention centre 9. KalyanMandap 10. Resorts	

a	b	c	d	e
10	**Mining Zone**	1. Residential/ labour colonies 2. Utilities like -truck/ JCB/conveyor belt water harvesting 3. Plantation/ afforestaion 4. Duming sites(Solid waste, fly ash) 5. Storage god owns 6. Brick kiln 7. Cottage industries, fly ash blocks, cement blocks production.	1. Any activity shall be permitted on recommendation of DP & BP Committee.	1. All uses not specfically permitted / recommended in column (a) & (b)

a	b	c	d	e
11	**Buffer Restricted Development Zone**	1. Plotted residential / development. 2. Hostel , boarding 3. Exhibition, art galleries 4. Nursery and green houses 5. Parks and children play ground 6. Petrol pump, Gas filling stations (if along transport routes) 7. Educational instutions, School , Collage, University, Research institutes. 8. Dairy and poultry firms, farm house 9. Religious buildings 10. Botanical / zoological garden, bird sannctuary 11. Green belts 12. Yoga and mediationcenters.	1. Petrol pump, Gas filling station (if along water bodies , canal) 2. Bank and finacial organisation 3. Bus stops, taxi stands 4. IT and ITEs services 5. Warehouse/ storage godowns 6. Open air theater , theme parks, amphitheatres 7. Fire post, Police station, Post and tekegraph office 8. Restaurant	1. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries. 2. Warehouse storage godwons of perishaables hazardous, inflammable goods, wholesale mandis, junk yards. 3. Slaughter houses 4. Hospitals treating contagious diseases.Sewage treatment plants and disposal sites. 5. Water treatment Plants, solid waste dumping grounds. 6. Outdoor and indoor games stadium, shooting range 7. Zoological garden, botanical garden, bird santuary 8. International conference centers 9. District battalion offices, forensic science laboratory 10. Burial ground, cremation ground and cemeteries 11. Quarrying of gravel clay etc. 12. Water treatment plant, Sewage treatment plant, SolidwasteTreatmentplantand solid waste dumping ground. 13. Truck, terminals,helipads 14. Power plants/electrical substation

27B. Negative List of Activities within notified Transit Oriented Zones (TOZ).— (1) Subject to other provisions of Rule 75, the TOZ shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of the following polluting and potentially hazardous uses affecting security, safety and environmental quality, of such areas,

(i) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(ii) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(iii) Repair shops - automobile repair and workshops, cycle rickshaw repairs, tyre resorting and retreading, battery charging,

(iv) Service shops - flour mills, (more than 3 KW power load), fabrication and welding,

(v) Storage, godown and warehousing,

(vi) Manufacturing units (excluding household industry),

(vii) Junk shop,

(viii) Other hazardous, polluting and nuisance causing uses,

(ix) any other use which in view of Authority is analogous to entries listed above;

27C. Negative List of Activities within Mixed-Use Zone. — (1) Subject to other provisions of Rule 76, the Mixed Use Overlay Zone shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of the following polluting and potentially hazardous uses affecting security, safety and environmental quality, of such areas,—

(i) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(ii) Repair shops - automobile repair and workshops, cycle rickshaw repairs, tyre resorting and retreading, battery charging,

(iii) Service shops - flour mills, (more than 3 KW power load), fabrication and welding,

(iv) Storage, godown and warehousing,

(v) Manufacturing units (excluding household industry),

(vi) Junk shop,

(vii) Other hazardous, polluting and nuisance causing uses,

(viii) any other use which in view of Authority is analogous to entries listed above."

6. In the said Rules, in Rule 33 for sub-rule (5) for clause (ii), following shall be substituted, namely.—

"(ii) For industrial buildings and flatted factories of height up to 15 meters, the minimum setback requirement shall be as provided:

(a) as per Table No.5 in rule 32 for plot size upto 500 Sq.m

(b) as per Table No.6A below for plot size above 500 Sq.m

Table No. 6A: Minimum setbacks for industrial buildings and flatted factories of height up to 15 meters		
Sl. no.	Plot Size	Minimum Setbacks on all sides
(a)	(b)	(c)
1	Above 500 Sq.m and up to 1000 Sq.m	2 meter all around
2	Above 1000 Sq.m and upto 5000 Sq.m	3 meter all around
3	Above 5000 Sq.m	4.5 meter all around
Note: The side setbacks may be adjusted such that setbacks on some sides are lesser than the minimum specified in this sub-rule, so long as the total cumulative side setbacks are not less than the sum of the minimum requirement for each side setback for that building.		

7. In the said Rules, in Rule 37, for sub-rule (15), following shall be substituted, namely.—

"(15) To cater to the requirements of electric vehicle charging, the parking spaces in all new developments of the following types, or a combination thereof, shall be provided with facilities for Electric Vehicle (EV) charging points. Such charging points shall be clearly indicated in the building plan with proper indexing.

(a) Parking spaces in all apartment buildings

(b) Parking spaces in projects more than 1 acre;

(c) Parking spaces in high-rise buildings;

(d) Parking spaces in multi-level car parking (MLCP) projects:"

8. In the said Rules, in Rule 51, for sub-rule (2), following shall be substituted, namely.—

"(2) In pursuance of the National Sustainable Habitat Mission on Energy Efficiency in Building, the Authority shall encourage for adoption of Green Rating for Integrated Habitat Assessment (GRIHA) rating certification, Odisha Energy Conservation Building Code Rules, 2022 and Eco Niwas Samhita for new and existing buildings:

Provided that, for GRIHA rated buildings, incentives as provided under Table No. 12A shall be allowed.-

Table No.12A: Conditions for grant of incentive for GRIHA certified buildings

Sl No	GRIHA Rating	Incentive	Other conditions to be complied for allowing incentive
(a)	(b)	(c)	(d)
1	GRIHA 3-Star	5% of purchasable FAR paid shall be refunded.	a) Incentive for achieving a minimum GRIHA 3-Star rating or above shall be granted in the form of a refund of purchasable FAR. The refund shall be processed only after the issue of the Occupancy Certificate and upon submission of the GRIHA rating
2	GRIHA 4-Star	7.5% of purchasable FAR paid shall be	

		refunded.	certificate. b) The incentive shall be applicable only for new applications submitted after the notification of these rules and their subsequent addition/alterations, if any. c) Purchasable FAR paid under earlier approvals or deposited prior to this notification shall not be eligible for refund. However, in such cases, where any addition or alteration is proposed after this notification, the incentive shall be calculated as a percentage of the purchasable FAR applicable to the additional area only. d) The incentive shall be applicable only on the purchasable FAR calculated at the time of approval. No interest on the refundable amount of such purchasable FAR shall be admissible in any case. e) The incentive shall be allowed only after payment of all instalments, including any interest accrued due to delay in payment. The refund shall be calculated on the actual purchasable FAR amount only, and any interest paid by the applicant on delayed instalments shall not be considered for such calculation. f) In case of any construction made in deviation from the approved plan, no
3	GRIHA 5-Star	10% of purchasable FAR paid shall be refunded.	

			incentive shall be allowed. g) The incentive shall not be treated as a matter of right but shall be granted only upon strict adherence to the approved plan, the conditions thereof, and the provisions stipulated above.

9. In the said Rules, in Rule 57, for sub-rule (1), following shall be substituted, namely.—

" (1) In all new Apartment buildings and Housing Projects having provision for visitors' parking as per the approved building plan, 10% of the total visitors' parking spaces shall be earmarked and equipped as Community Charging Stations for fast charging of electric vehicles (EVs):

Provided that, in no case, the number of such charging station be less than 2 Car spaces and 2 two-wheeler parking spaces equipped with EV charging facilities.

Note: Community Charging Station means a fast charging facility for Electric Vehicles, where residents, occupants, and authorized visitors are permitted to charge their electric vehicles. Each EV charging station must have separate metering arrangements to accurately record consumption and apply the appropriate tariff in accordance with the Guidelines for Installation and Operation of Electric Vehicle Charging Infrastructure-2024 notified by the Government of India."

10. In the said Rules, after Rule 97, following rule shall be inserted, namely.—

"(97A) Accreditation of Architects and Registered Technical Persons: The Director of Town Planning, Odisha shall have the power to accredit any Architect or Registered Technical Person as per the provisions of Chapter-VI of Odisha Development Authorities (Common Application Form) Rules, 2016 and such

accreditation shall be valid for all the development authorities. All the provisions under Chapter-VI shall be applicable mutatis mutandis. "

11. In the said Rules, after Form VI (C), following Form shall be inserted, namely.—

FORM-VII
NOTICE U/S-121 OF THE ODA ACT (See sub-rule 10 of Rule 27A)

To

The Secretary to Govt.

Housing and urban development Department.

Govt of Odisha, Bhubaneswar-751001.

Sub- Notice under section -121 of ODA Act-1982 with a request to acquire plot no-_____, Khata No-_____ ,area Ac___-, Mouza _____in view of expiry of 10 years from the date of coming into operation of the Comprehensive Development Plan.

Ref: Notification of CDP vide Gazette no._____ dated _____ in respect of CDP of _____.

Sir,

With reference to the subject cited above, I am to bring to your kind notice that I am the owner of plot no._____, Khata no. _____, Mouza-_____ under Tahasil-_____, P.S._____ and the said plot is being affected by a proposed road in the Comprehensive Development Plan -2010 notified in the year _____.

Since coming into operation of the CDP in the year _____, more than ___ years have passed but the aforesaid road affected land has not yet been acquired or purchased by the State Govt or by any of the executing Agency or the concerned Development Authority and the said land remains unbuilt upon during last ___ years.

In view of the above and in pursuance of the provisions of Section 121 of the Orissa Development Authorities Act, 1982, I hereby serve notice upon the State Government regarding my interest over the said land and in case the state Government fails to commence proceedings for the acquisition of the said land under relevant land acquisition Act within 6 months from the date of receipt of this notice, the land shall be deemed to be not required to be kept unbuilt upon or for public propose or subject to compulsory acquisition and shall be available for development for such uses as is permissible in case of adjacent land in the CDP as provided under Section 121 of ODA Act, 1982.

A copy of the ownership documents for the aforementioned plot, along with the CDP map showing the said plot, is enclosed herewith for favour of kind information and necessary action.

Yours Faithfully,

Name:_____
Address:_____
Phone No._____

Copy forwarded to Vice-chairman ,_____ Development Authority.

***

By Order of the Governor
USHA PADHEE
Principal Secretary to Government

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